

THE MODERN HOUSE



Stokeinteignhead, Devon
Sold

Little Barn

A rare and exciting opportunity to purchase a barn with planning permission for conversion into a three bedroom, 1,200 sq ft (approx.) residence in the idyllic Devon countryside. Adjoining Big Barn is also available for purchase, as one lot, or two separate three-bedroom houses.

The celebrated London-based architect David Kohn has overseen the plans for a proposed scheme which includes the conversion of this barn, an adjoining barn, as well as the retention of the traditional five-bedroom farm house and the conversion of two former dairy buildings into a residence and studio space of 4,100 sq ft (approx.). All are available to purchase by separate negotiation.

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South-West England
Sold

Little Barn

The proposed plans for the existing barns by Kohn incorporate double-height living spaces that make the most of the existing voluminous character of the agricultural building. Two bedrooms and a bathroom are proposed for the first floor, with a further bedroom and bathroom on the ground floor as well as the living room and a kitchen / dining room. The barn would have an outside terrace and access to the communal courtyard, shared with the neighboring buildings.

The farm occupies a truly outstanding position in a beautiful, peaceful, red soil valley, close to the spectacular South Devon coast and close to the pretty villages of Stokeinteignhead and Combeinteignhead. Although entirely rural in feel, the site is just three miles from Newton Abbot, a large and historic town which has a mainline station that runs direct services to London Paddington. The entire site amounts to approximately 1.6 acres.

The farm has its own interesting history. In 1986 it was the second organic dairy farm in Devon and a few years later it was the birthplace of the UK's first organic ice cream company – Rocombe Farm Fresh Ice Cream. From 2003–2006 the farm was home to The Art Farm Project, a pioneering multimedia artist led organisation which annually exhibited the works of over 50 local artists.

David Kohn is one the UK's most admired young architects. A graduate of Cambridge University, he also studied as a Fulbright scholar at Columbia University before going on to work at Caruso St. John. He formed his own practice in 2007 and has since won numerous awards for projects across the world. He has become strongly associated with the art world, working on a number of galleries and the well-publicised 'Room for London', a boat-like structure teetering on the edge of the Queen Elizabeth Hall on London's South Bank that he created in collaboration with the artist Fiona Banner. David Kohn Architects has recently won a competition to design a new quad for New College, Oxford.

Combeinteignhead and Stokeinteignhead are both thriving Devon villages with outstanding country pubs and (in the case of the latter) a well-regarded village primary school. Notable towns in the area include Newton Abbot and the coastal towns of Torquay, Teignmouth and Shaldon (all within three to five miles). There are numerous outstanding places to eat in the area which is well known for its local produce. The beach at Maidencombe is just 1.5 miles away and sailing facilities can be found at Shaldon and other places nearby. Schooling is another strong point of the area, with grammar schools in Torquay and a variety of independent schools including Stover School and a local Steiner.

Other Lots Available

Big Barn

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Little Barn

Studio House

There will be an additional £16,000 charge for the installation of new utilities, the shared courtyard and parking areas.

Full planning permissions can be found on the Teignbridge District Council planning site using the reference 14/00648/FUL



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.